



- SITE PLANNING
- CIVIL ENGINEERING
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- TRANSPORTATION ENGINEERING

- LAND SURVEYING
- ENVIRONMENTAL STUDIES
- HAZARDOUS WASTE
- CONSTRUCTION SERVICES

November 12, 2008

08-20

Chairman Argenio & Members of the Planning Board
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

RE: JMC Project 8047
Proposed Walgreens Store
Route 32 & Route 300
Town of New Windsor, NY

Dear Chairman Argenio & Members of the Board:

We are pleased to submit the following plans and documents in support of the proposed Walgreens retail and Pharmacy store proposed to be constructed generally in the location of the previous Primavera Hardware store and Stop Light Tavern:

1. John Meyer Consulting Plans (8 sets):

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
SP-1	"Cover Sheet"	11/04/2008
SP-2	"Existing Conditions and Proposed Demolition Plan"	11/04/2008
SP-3	"Layout Plan"	11/04/2008
SP-4	"Grading Plan"	11/04/2008
SP-5	"Utilities Plan"	11/04/2008
SP-6	"Sediment Erosion & Control Plan"	11/04/2008
SP-7	"Landscape Plan"	11/04/2008
SP-8	"Lighting Plan"	11/04/2008
SP-9	"Site Details"	11/04/2008
SP-10	"Site Details"	11/04/2008
SP-11	"Site Details"	11/04/2008
SP-12	"Site Details"	11/04/2008
SP-13	"Site Details"	11/04/2008

2. Planning Board Application submittal checklist.

3. Town of New Windsor Planning Board Application, dated 11/10/2008.
4. Agent/Owner Proxy Statement, dated 11/11/2008 (MCB Partnership and Primavera Properties).
5. State Environmental Quality Review Short Form Environmental Assessment Form, dated 10/31/2008. (2 copies)
6. Town of New Windsor Planning Board Subdivision/Lot Line Change Checklist, dated 11/11/2008.
7. Town of New Windsor Planning Board Site Plan Checklist, dated 11/11/2008.
8. Certificate Flood Hazard Area Development.
9. Application Fee Checks:
 - a. Site Plan Application Fee, Check No. 2419, dated 11/10/2008, made payable to the Town of New Windsor in the amount of \$125.00.
 - b. Escrow Fee Check No. 242, dated 11/10/2008, made payable to the Town of New Windsor in the amount of \$750.00.
10. Lot Line Change Fee:
 - a. Application Fee, Check No. 2421, dated 11/10/2008, made payable to the Town of New Windsor in the amount of \$75.00.
 - b. Escrow Fee, Check No. 2422, dated 11/10/2008, made payable to the Town of New Windsor in the amount of \$200.00.

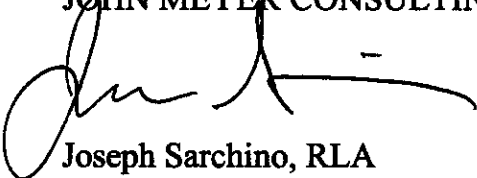
The project includes the demolition of the Stop Light Tavern on lot No. 12.1, the Primavera Hardware building on lot No. 9 and the existing building on lot No. 8. Lot No. 7 is noted to be owned by the State of New York. This lot will be purchased by the owner of lot No. 12.1. The New York State lot contains an existing parking lot, which will be demolished. All lots are proposed to be merged into a single lot, which will ultimately include the existing uses to remain on Lot 12.1 (Blockbuster Video, Jiffy Lube and Car Wash) and the proposed Walgreens. There presently exists four curb cuts along the property's frontage along Route 32. Two of the four curb cuts will be eliminated. The two remaining curb cuts will generally remain and be used as site ingress and egress. We calculated the overall parking requirement for the property considering the proposed 14,500 square foot Walgreens store and the remaining three retail uses noted above. We have found that the amount of parking spaces required in accordance with the Town Zoning Code is 179 parking spaces and 181 are proposed.

During the Planning Board Work Session we had an opportunity to meet with a representative of the Fire Department. The representative indicated that the drive aisle along the front of the Walgreens building should be 30 feet wide to accommodate fire department apparatus. Accordingly, Drawing SP-3 illustrates the 30 foot width.

We would appreciate being placed on your next available Planning Board agenda to discuss the project and begin the site plan approval process. In the interim, should you have any questions regarding the above information please do not hesitate to contact us at (914) 273-5225.

Sincerely,

JOHN MEYER CONSULTING, PC



Joseph Sarchino, RLA
Senior Associate

cc: Mr. Jacob Bacal, w/enc.
Mr. Vincent Jarbow, w/enc.
Mr. Jim Millet, w/enc.

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